

RESORT HOTEL (CONVENTION CENTER)
(TITLE 30)

LAS VEGAS BLVD S/GENTING BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0050-RW LV FUTURE LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) reduced throat depth.

DESIGN REVIEW for a convention center in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of the proposed convention center building to 145 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 45% increase).
2. Reduce throat depth for a commercial driveway along Sammy Davis Jr. Drive to 7 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Convention facility
- Area (square feet): 255,610 (Convention area and public space)/113,670 (back of house)
- Parking Required/Provided: 6,481/7,154

Site Plan

The portion of Resorts World that will be used for Convention Center uses is a 10 acre undeveloped area located on the southeast corner of Resorts World Drive and Sammy Davis Jr.

Drive. This area of Resorts World has been used for temporary events and a partially built structure in the past. The existing structure located along Resorts World Drive will be integrated into the new Convention Center design. The Convention Center will be located adjacent and west of the existing west parking lot that faces Resorts World Drive. Pedestrian access will be from the southeast and north sides of the new building. The site will be accessed from Resorts World Drive by way of the existing parking garages. A business access with a loading area is located at the west side of the property from Sammy Davis Jr. Drive. The Convention Center is set back 154 feet from Sammy Davis Jr. Drive and 15 feet from Resorts World Drive and 120 feet from the north property line. The east wall of the Convention Center is immediately adjacent to the existing parking garage and the east\west promenade connecting to the resort hotel and theater. The pedestrian entrance on the south side of the Convention Center connects to a large concrete path that runs north and south to the edge of the existing theater. A vehicular drop-off area is located south of the pedestrian entrance.

Landscaping

A detached sidewalk and landscaping averaging 15 feet is located along Sammy Davis Jr. Drive and Resorts World Drive. Existing landscaping will not be impacted.

Elevations

The elevations depict 40 foot, 85 foot, and 145 foot high roof planes with painted stucco sided building that includes reveals at various elevations, wall returns, metal panel pedestrian access points and aluminum and glazed glass entryways at ground level. Rooftop mechanical facilities are screened from view by the travelling public on the west side of the roof. The north side faces Resorts World Drive. The east side is adjacent to the garage and theater, and promenade linking the hotel to the Convention Center.

Floor Plans

The plans depict a basement level for access to back of house areas in an east to west direction, bisecting the Convention Center. There are main entrances on the north and south sides of the building, connected by the pre-function hallway. This hallway provides interior access to the hotel, near the theater. Multi-level exterior egress stairways are located on the northwest side of the building. Level 1 (ground) includes 109,000 square feet of expo hall space, 4,300 square feet of meeting rooms, 4,320 square foot kitchen, restrooms, office space, and storage and stair spaces. Level 1.5 includes a mezzanine area on the west side of the building for back of house access. The south half of Level 2 is open to the expo area below, with the northern portion divided between a ballroom, a second kitchen space, meeting rooms, restrooms, and other back of house utility spaces. Level 3 is exclusively the north part of the building and includes ballroom space, restrooms, and a pantry area. Levels 2 and 3 have egress on the west side of the building through 2 exterior stairways.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a design review for a new Convention Center development located west of the existing resort hotel, west parking garage, and theater. An existing unfinished 3 level

structure is located adjacent to the west parking garage and will be incorporated into this development. The Convention Center will be approximately 370,000 square feet with a maximum increase in finished grade of 2 feet. Decorative metal panels, EIFS exterior siding, and pedestrian connections to the parking garage and resort hotel are included with the design. The applicant is requesting to increase the height of the building to 145 feet where 100 feet is the current maximum allowed. A throat depth waiver is being requested from the Sammy Davis Jr. Drive access on the west side of the property. There is 71 feet of interior drive aisle maneuvering space between the Sammy Davis Jr. Drive access point and the Convention Center building. Loading docks and truck access are located on the west side of the Convention Center building adjacent to the business access at Sammy Davis Jr. Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0498	Outdoor recreational facility and fairgrounds and live entertainment (outside access)	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0015	Comprehensive Sign Plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Developments Standards #1

The proposed height of the convention facility is significantly lower than the hotel itself; therefore, staff does not have an issue with this request.

Design Review

The proposed Convention Center is compatible with the surrounding area, linked to other strip hotels and the Las Vegas Convention Center area by the Vegas Loop. Building and landscape materials are consistent for the development of the Convention Center and harmonious with the surrounding area when considering it is located on the west side of the property and screened from Las Vegas Boulevard South by buildings. Master Plan Policies WP-2.1 and WP-2.4 for the Winchester planning area, support development of major destinations in close proximity to high-frequency transit services like those found on Las Vegas Boulevard South and the connection to the proposed Vegas Loop stations. This resort hotel Convention Center expansion will have access to transit options both on site and at adjacent streets. However, Public Works staff does not support the throat depth waiver; therefore, staff does not support the design review.

If the design review is approved, staff is recommending as a condition of approval that the applicant enter into a Development Agreement with the County. This is to ensure that any increased impact for public services due to the construction and use of the convention facility is mitigated and adequate amenities are provided. The Development Agreement will provide a mechanism whereby the County can ask the developers of this project to assist in facilitating the County's ability to provide these needed services and infrastructure.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth for the driveway on Sammy Davis Jr. Drive. Trucks entering the site to use the northern angled truck docks will be required to make difficult turn maneuvers, causing the driveway to be blocked and increasing the chance for collisions. While the added right turn lane into the truck docks will provide some additional safety, it is not enough to mitigate staff's concerns.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of wavier of development standards #1; denial of wavier of development standards #2 and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Install a dedicated right turn lane on Sammy Davis Jr. Drive.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered

before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0063-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: GARY D. LAKE

CONTACT: ANTHONY HUFFER, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109